

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 14
April 23, 1970

ORDERED:

That after public notice and hearing as prescribed by law, the following application for a planned development under the provisions of Article 75 of the Zoning Regulations is found to be in harmony with the intent and purpose of the Zoning Regulations and is approved, in final form, by the Zoning Commission as follows:

70-3 Application under Article 75 for
 Planned Unit Development of part
 of Lot 1, Square 3129 (7.528 acres)
 at 110 Irving Street, N. W.

The Zoning Commission determines that the action of September 18, 1968, in Case No, 68-49 constituted preliminary approval with guidelines for the later Article 75 application. Therefore, this is considered a final application under the provisions of Article 75 of the Zoning Regulations.

Subject to the following conditions and guidelines:

(a) The development will take place in two phases.

(b) Phase I Development

- | | | |
|------------------|---|-----------|
| 1. Height | - | 91.5 feet |
| 2. Stories | | 4 |
| 3. F.A.R. | | 1,307 |
| 4. Lot occupancy | - | 40.8% |

(c) Phase II Development

1. Height - 127.5 feet
2. Stories 6
3. F.A.R. - 2.45
4. Lot occupancy - 59.4%

(d) The parking will be provided in three (3) underground parking levels, accomodating 1,000 vehicles,

(e) There will be four (4) loading berths located inside the building,

(f) The first floor will have the following adjuncts:

1. Pharmacy
2. Gift Shop

The second floor will have the following adjuncts:

1. Vending Room
2. Dining Area
3. Kitchen


(g) The nine-foot service space between the use floors will not be counted in the F.A.R. to the extent that space is used for utilities and services. Otherwise the service space shall count in the F.A.R.


Within this enlarged service space and the common clear space will be located specialized hospital utility services such as laminar air flow devices and electronic sensors and controls,


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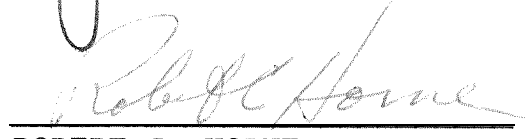
Change from R-5-A to SP part of lot 1, Square
3129.

This map change is not to take effect
until plans are filed with the Board of Zoning
Adjustment for further processing under the pro-
visions of Section 7501.4 of the Zoning Regulations.


WALTER E. WASHINGTON



GILBERT HAHN, JR.


STERLING TUCKER


ROBERT C. HORNE

J. GEORGE STEWART

Attested:


JAMES E. BESS
Administrative Officer